

Issues & Impacts

Seattle King County REALTORS® is working to ensure that public policies support homeownership and your business's bottom line. Contact Governmental & Public Affairs Director David Crowell, dcrowell@nwrealtor.com, with any local legislative issues that may need our attention. **The next issue will be released in October 2017.**

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Housing Supply: Covington & Small Cities Win Showdown with PSRC

Sometimes the “Little Folks” Win Big!

They just did, and REALTORS® have been supporting them for more than a year in this critically important battle.

There aren't enough housing units for everyone who needs a place to live. The challenge is exacerbated by the region's strong employment growth, and housing plans that are woefully insufficient to meet the actual market demand for housing from working families.

Despite this, the Puget Sound Regional Council (PSRC) decided unilaterally to ignore state law, and tried to pressure Covington (and other small cities in the region) to reduce the number of new housing units that would be allowed. The PSRC said the cities must down-zone, phase growth or delay the construction of necessary infrastructure.

The PSRC's tactics included telling the small cities that if they didn't comply with PSRC's demands to reduce the housing targets in their local comprehensive land-use plans, PSRC would refuse to certify those plans. The PSRC said it would use the lack of certification to cut off federal transportation funding for the small cities.

The PSRC said the small cities were exceeding adopted housing targets, and intentionally chose to ignore provisions in state law which say those targets are minimums, not maximums.

Supposedly, PSRC was trying to limit sprawl. Ironically, without significantly more workforce housing in King County the PSRC's approach would have promoted multi-county sprawl and worsened congestion. The move had all the



characteristics of a powerful “money grab” by bigger cities wanting more federal transportation dollars, all at the expense of smaller cities.

When the small cities fought back hard - and also considered a legal appeal to the State’s Growth Management Hearing Board - the PSRC (and officials from both King County and bigger cities) supported a settlement that would have allowed the small cities to add more housing now, but would have required them to comply with the future dictates of the PSRC. The small cities rejected the idea.

Seattle King County REALTORS® made it clear to the small cities that REALTORS® would likely be interested in supporting legal action if the PSRC

refused to back down.

The small cities had the law on their side. Both the King County Executive and the Mayor of the City of Seattle had issued proclamations formally declaring a housing emergency. Prices are skyrocketing. The small cities were showing leadership and the “political will” to address the enormous housing challenges confronting workers in our County. The REALTORS® had been supporting the small cities in this battle for more than a year.

Finally, this spring (after the small cities raised the specter of possible legal action and refused to back down) the PSRC agreed with the small cities. The small cities won!

Auburn: Mayor Nancy Backus Directing Effort to Improve Development Review Efficiency

Auburn Mayor Backus recently directed Community Development and Public Works Director Kevin Snyder to work with his team to identify currently adopted regulations that are frequent concerns for developers, and that regularly challenge the efficiency and flexibility of the staff’s work in conducting development review.

Among the items in existing regulations that have impacts on housing supply and new home construction, and which are now under review as a result of the Mayor’s directive, are the following:

- Existing regulations that require calculating allowable density on the basis of “net site area” instead of “gross site area.”
- “Infill” development standards that apply to smaller parcels are subject to public right-of-way improvement requirements that often times make development of new housing cost prohibitive.
- Current requirements that mandate a 40-

foot setback for “drive aisle throat depths” (and which require a formal variance process rather than a city engineering review to obtain design flexibility) constrain new development. Even though the standard is part of the zoning code, it really involves engineering layouts rather than land use planning and is better suited to technical review by a licensed city engineer.

- Comprehensive plan land use map changes are reviewed by the City Planning Commission and the City Council, but the rezones necessary to implement those changes are reviewed by the City Hearing Examiner. It would be more efficient to have the elected City Council members make the decision on both items at the same time.
- The requirements for small redevelopment projects (such as the construction of a single home) to “underground the overhead wiring” - and to build “half streets” - may increase costs inordinately, and create barriers to new in-fill development.

Streamlined Permitting Process! Seattle SEPA Review Process Accelerated

One of the goals of the Seattle Housing Affordability and Livability Agenda (HALA) was to reduce the number of housing projects that were subject to the State Environmental Policy Act (SEPA) process as an attempt to speed up development.

The Seattle Council City has passed legislation that creates higher SEPA review thresholds for certain parts of the city. By doing that, the city's six urban centers will be exempt from the SEPA review process thereby eliminating duplicative review steps and helping to streamline the permitting process.

City of Covington Approves Lakepointe Development Agreement

The Covington City Council has given its unanimous approval to a development agreement that will allow the Lakepointe Urban Village to be constructed on 214 acres in the northern part of the City adjacent to Highway 18 at the former Lakeside gravel pit.

The residential plan is for 1,500 homes. The commercial portion of the development at Lakepointe is projected to include 850,000 square feet of retail, hotel and office space including retail centers. There is a 20-acre lake on the property.

The mixed-use project will be constructed by the Oakpointe company which is part of Yarrow

Bay Holdings, a Kirkland commercial and retail development firm. The City Council's approval comes after two years of negotiations, public hearings and land use planning.

Covington Planning Director Richard Hart said the development agreement "gives certainty and flexibility to both parties and the public. It specifies the specific timing and installation of improvements. It also outlines the obligations for both parties." Hart also noted that the agreement can only be changed by the City Council after a public hearing and it provides the city with more authority over the project during the life of the contract.

Auburn: City Moves Closer to Eliminating Moratorium in C-1 Light Industrial Mixed-Use Zoning Districts

In late 2015, the Auburn City Council approved a one-year moratorium on residential uses previously allowed in the City's C-1 Light Commercial Mixed-Use zoning district. Three existing projects were not affected, but the City wanted to examine residential construction because the zoning was intended to serve as a transition between higher and lower intensity land uses. The moratorium was extended for an additional six months in December 2016.

Recently, as the Planning Commission was preparing its recommendations for the City Council, the City

received a request on behalf of the Promenade Apartments LLC to include a "daycare" as part of its project. The Planning Commission expressed approval and has prepared code amendments for the City Council to consider that would:

- Clearly require a residential component, where mixed-use is allowed
- Modify the list of allowed residential uses, and
- Specify the types of uses that can satisfy the non-residential component of a mixed-use development



Protecting Your Marketing Tools for Faster Sales: Sign Code Wins

Sammamish

REALTORS® applaud the Sammamish City Council for eliminating the requirement to obtain a permit prior to posting a for sale or open house sign. The permit elimination was part of a larger package of amendments to the sign code. The City Council was responsive to Realtors' message that signage remains a critical component to residential transactions.

Final passage is expected in early-June.

Medina Planning Commission

REALTORS® succeeded in encouraging the Medina Planning Commission to support real estate sign allowances in line with industry standards. Realtors were at risk of the city shrinking the on-site yard arm sign to 4sf, rather than the 6sf industry standard.

The recommendation from the Planning Commission is expected to be heard by the City Council in June with a public hearing and final decision.

Our key messages on real estate signage in a smart phone world:

Real estate signs remain critical for buyers and sellers.

Research our members have conducted over the years tell us that more than 50% of home buyers learn about the open houses using the real estate signs. In this way, real estate signs reduce the time a home is on the market. A timely real estate transaction is in the best interest of buyers, sellers and the city because it brings certainty to all parties. For neighboring property owners and the city, a timely transaction minimizes disruption associated with a sale (e.g. showings, inspections, appraisals, etc.) and minimizes the time a home might be vacant.

Doesn't technology render signage irrelevant?

Internet platforms are widely used in the initial search for real estate, but they have not fundamentally changed the home buying and selling process. Buyers contemplating what often represents the largest personal investment of a lifetime may use internet tools to support their initial search, but we find that buyers continue to rely on the tried and true method of driving a neighborhood to see what's for sale and how it feels --- even prior to reaching out to one of our members. In this way, real estate signage remains

integral to the process of buying and selling.

Certainly, technology has its place for smaller commodities such as clothing or household goods, but major life investments are different. Internet platforms are not a realistic substitute for real estate signs.

Signs play an important role in Fair Housing anti-discrimination.

Signs do not discriminate. A real estate sign invites any person, regardless of race, creed, color, sex or national origin, to locate and consider the purchase or rental of the property that is available if they can afford it. Real estate signs make it impossible for any real estate broker, landlord, owner or organization to deny that the property is available, and, hence, make discrimination substantially impossible.

Signs are particularly important in communities where addresses are not intuitive.

Many communities in King County have cul-de-sacs, dead-ends and lanes that can make it difficult to find addresses. Directional signage plays an important role in guiding buyers to the home for sale. This, in turn, shortens time on market and aids sellers in a timely sales process.

Progress on the Mercer Island Residential Code

The Mercer Island City Council is beginning to review a package of residential code amendments the Planning Commission has been developing.

Thanks to Mercer Island REALTORS®, the code changes being discussed are less troubling than first proposed; however, Realtors remain concerned the changes will result in decreased property values for all properties because of the imposition of limits on the size of house that can be built.

Changes already being discussed include:

- Reducing allowed gross floor area from 45% to 40% of the lot
- Implementing a maximum house size for each residential zone
- Requiring a Daylight Plane setback in which

upper floors would have to be smaller than lower floors resulting in limited floor plan options for buyers. This might preclude 3 upper floor bedroom suites.

- Requiring 30% tree retention on lots undergoing construction
- Requiring front yard landscaping.
- Increasing side setbacks on large lots, often reducing building footprint.
- Limiting construction hours

The council review process is as follows:

- June 5, 2017- City Council Review of Recommendation
- June 12, 2017- City Council Public Hearing
- June 19, 2017- City Council Review of Recommendation
- July 10, 2017- City Council Decision (tentative)

Seattle Studying Use of Cross-Laminated Timber

Seattle is participating in an International Construction Code's (ICC) ad hoc committee to explore the building science of tall wood buildings. The scope is to investigate the feasibility of increasing allowances for tall wood buildings in the national codes.

Seattle's Building Code currently limits buildings made of wood products to no more than 85 feet in height and no more than 6 stories (depending on use of the building).

Cross-Laminated Timber (CLT) is an engineered product made of sheets of boards placed in layers perpendicular to one another in a manner similar to plywood. However, unlike plywood, CLT is made of thick layers of lumber with enhanced structural and fire-resistive performance.

Large CLT buildings have been built in other parts of the world. The Graphite Apartments in London is a nine-story CLT building, and a 10-story residential

building, Forté is nearing completion in Melbourne, Australia.

Benefits of CLT include

- Carbon negative construction
- Sustains local materials and industries
- Reduces construction time
- Cost competitive with concrete and steel
- Clean and quiet construction process

Ideal for tight urban sites!





South King County Cities: Among the Region's Fastest Growing

The Puget Sound Regional Council has released new data by the State's Office of Financial Management which indicates our region grew by more than 86,000 new people last year, and that two-thirds of that growth occurred within 10 cities.

While Seattle has added the largest number of new people, new housing construction in that city has not kept pace with job growth, forcing more people to move farther south. As a result, Federal Way, Renton, Kent and Auburn were among the "Top 10" cities in King County with the largest population change.

With the exception of Sammamish (whose growth was due in large part of an annexation), all of the top-growing cities have designated regional growth centers. These centers are key to the region's VISION 2040 growth strategy. The strategy calls

Top 10 Cities by Total Population change

Jurisdiction	2015	2016	Total Change	% Change
Seattle	662,400	686,800	24,400	3.7%
Sammamish	49,980	61,250	11,270*	22.5%
Bellevue	135,000	139,400	4,400	3.3%
Tacoma	202,300	206,100	3,800	1.9%
Federal Way	90,760	93,670	2,910	3.2%
Renton	98,470	101,300	2,830	2.9%
Everett	105,800	108,300	2,500	2.4%
Kent	122,900	124,500	1,600	1.3%
Auburn	75,545	77,060	1,515	2.0%
Redmond	59,180	60,560	1,380	2.3%

Source: Office of Financial Management, April 1, 2016 Population of Cities, Towns and Counties

for a majority of new housing and jobs to locate in centers, creating vibrant urban neighborhoods linked to transit connections.

Auburn: Good News Regarding City's Efforts to Police "Property Crimes"

Too often, Auburn police officers dealing with trespass and vehicle prowling situations find they do not have the legal tools necessary to make an arrest to address the situation. So, the City is amending its code to accommodate situations where an intruder is merely found to be inside a vehicle belonging to another person - without the

owner's permission - but has not, yet, done anything that would indicate an intent to commit a crime from inside the vehicle. To rectify this situation, the City is adopting a new offense called "Vehicle Trespass" that would allow a person to be charged for knowingly entering or remaining unlawfully in a vehicle belonging to another person.

Maple Valley Fire and Life Safety District No. 43 - Fire Benefit Charge

The Maple Valley Fire and Life Safety District has decided that it will again ask voters to approve a new "Fire Benefit Charge" at the August 1st primary election.

A Fire Benefit Charge is a fee that is based on a property's building size and use, rather than the assessed value of the property. Although it will replace some taxes paid by residents and businesses for the operation of the fire department,

it will be a new fee (in addition to property taxes) to pay for fire department operations. The measure was on the ballot a year ago but garnered only 57.94% of the vote, failing to reach the 60% approval required for the new "fire fee" to be approved.

If the measure passes in the August 2017 primary election, voters will have to decide in six years whether or not to reauthorize the fee.

Legal Spotlight

Association of REALTORS® Goes to Court to Protect Member Brokers, Property Owners and Housing Opportunities!

The REALTORS® statewide Legal Affairs Committee is actively involved in litigation to protect REALTORS®, Property Owners and Housing Opportunities. Some recent examples identified at April statewide REALTOR® meetings include:

- **REALTORS® have filed a “Friend of the Court” (Amicus) brief with the Washington State Supreme Court.** The REALTORS® are supporting the efforts of a number of local governments and home builders that are asking the Supreme Court to reconsider or clarify a recent decision from Snohomish County that under-minds Washington’s long-standing “Vesting Doctrine.” The concept of “Vesting” is important because it provides property owners, homebuilders and construction lenders with a measure of certainty and predictability regarding project costs and construction timelines for bringing new housing to the market.
- **The Association of REALTORS® provided funding to help defend a number of REALTOR® firms that have been targeted by plaintiffs who are attempting to bring a class action lawsuit against brokers.** The issue involved the adequacy of broker disclosures regarding airport noise. REALTORS® won an early victory in the case, but the Court of Appeals ruled that additional action is required in the case before deciding if the case may be “certified” as a class action, and before any final decision can be made in the litigation.
- **Invested \$20,000 to support Growth Board appeals challenging actions by cities and counties that compromise - or limit access to - housing, including:**
 - » County failures to coordinate and cooperate with cities on plans for housing, as required by the State’s Growth Management Act (GMA)
 - » Adoption of inconsistent regulations regarding: Sub-area plans, Urban Growth Area designations, plans for capital facilities, land capacity and housing supply, all in violation of GMA
 - » Failure to fully consider and evaluate the amount of market demand for housing
 - » Failure to include adequate zoning and densities necessary to meet housing targets
- **Invested \$3,000 to support efforts by a coalition of businesses to have the 9th Circuit Court of Appeals reconsider its decision to affirm a Western Washington Federal District Court decision.** The decision in question concerns whether or not the existence of fish-blocking culverts on state-owned lands violate existing treaty law.
- **The REALTORS® joined together with the Farm Bureau and the Building Industry Association of Washington to file a “Friend of the Court” (Amicus) brief to protect the existing rights of property owners to use “Exempt Wells” for new housing.**

The case involved an appeal from the Growth Hearings Board that has since come to be known as the “Hirst” case. The Court of Appeals sided with the County, the REALTORS®, the Farm Bureau and the BIAW. But the victory was then appealed to the Washington State Supreme Court. The REALTORS® filed a second joint amicus brief with the Supreme Court, but the Supreme Court reversed the decision of the Court of Appeals. The scope of the decision is still unclear as to whether it will be applied only in counties planning under the State’s Growth Management Act, counties with Department



of Ecology-adopted “in-stream flow rules,” or in all counties. To date, counties have a varied interpretation of the decision and what it means in each county. Some counties have placed building moratoria on new home development applications

that would require a well to provide potable water to the home. In the meantime, the REALTORS® are working with legislators in Olympia to have the State Legislature adopt a law to un-do the harm and uncertainty created by the Supreme Court’s decision.

Black Diamond: Pat Pepper Appeals Court’s Decision Allowing Recall to Move Forward

In the wake of a favorable preliminary review and decision by the King County Prosecutor’s office, a King County Superior Court Judge has now approved the gathering of signatures on a petition seeking to recall Black Diamond City Councilmember Pat Pepper.



Pepper

It’s reportedly just the 5th time in Washington state history any judge has ruled the allegations in a recall petition were sufficient to proceed to the signature gathering stage of the recall process.

King County Superior Court Judge Beth Andrus’ decision was handed down on May 10th after a lengthy hearing on the April 10th recall petition submitted by Neighbor to Neighbor Black Diamond, a group of Black Diamond residents led by Robbin Taylor, Johna Thomson and Craig Goodwin who is a former city councilmember.

The recall petition included four charges against Pepper that the Judge found sufficient, including allegations that Pepper:

- Violated the Open Public Meetings Act by meeting with a quorum of council members outside a public setting and failing to notice committee meetings
- Violated her oath of office by cancelling council meetings
- Refused to attend council meetings
- Failed to approve meeting minutes.

Attorney Tyler Firkins argued the case on behalf of the recall proponents. In 2013 Firkins also

represented former city of Pacific Mayor Cy Sun against recall allegations.

Pepper represented herself while arguing against the recall petition, denying all allegations.

The decision by Judge Andrus does not mean that she found councilmember Pat Pepper guilty of the charges in the recall petition:

“A review in court must not consider the truthfulness of the charges, but instead must accept the allegations as true, and then determine whether those charges, if true, support the conclusion that the officer abused her position,” Andrus said. “I do not decide whether the allegations are true or not true, and therefore by finding the allegation legally and factually sufficient, I would not be finding that Ms. Pepper violated that law — merely that there is sufficient evidence to support the allegation to let that go to the electorate to decide.”

Johna Thomson reportedly said in a press release that Andrus’ decision is a “huge victory” for the people of Black Diamond. “The chaos that has been happening in council chambers for the past year-and-a-half has had a ripple effect of instability for city staff, residents and businesses.”

Getting the Superior Court’s approval was only the first hurdle for Neighbor to Neighbor. The group now must collect 352 signatures before a recall measure can be placed on the ballot.

In the meantime, Pepper has filed an appeal seeking to overturn the Superior Court's ruling by Judge Andrus.

As had been expected for some time by close observers of the shenanigans that have given the City of Black Diamond a black eye, on Friday, April 7th, formal Recall Petitions were filed with the King County Elections Office to initiate recall proceedings against Black Diamond City Council members Patricia Pepper and Erika Morgan.

However, the recall petition against councilmember Erika Morgan was subsequently pulled by Neighbor to Neighbor. Because Morgan would have been up for re-election this year, the recall advocates needed to be finished collecting signatures six months before the November general election, putting that deadline at May 7th.



Morgan

But that was not possible because Judge Andrus' decision to authorize recall proponents to *begin collecting signatures* on the recall petition was not handed down until May 10th. Even though Morgan was spared from the recall effort due to the time limitations in state law, she chose not to file as a candidate for re-election.

The Recall effort against Pepper is the most recent development in a long line of actions involving the conduct of Black Diamond City Council Members Brian Weber, Erika Morgan and Pat Pepper:



Weber

First, the City's Insurance Underwriter (the Association of Washington Cities Risk Management Service Agency) warned that new rules adopted by City Council members Brian Weber, Erika Morgan and Pat Pepper created concerns that could compromise the City's insurance coverage.

Then, Interim City Attorney Yvonne Ward - who was hired by the City in April 2016 - advised the City

in writing that the new rules Weber, Morgan and Pepper had approved were not legal, and expressed concern about violation of the state's Open Public Meetings Act. Ward wrote: "The evidence indicates a pattern of collusion in decision making by Council members Pepper, Weber, and Morgan outside of the eyes of the public, and a concerted attempt to hide such activities."

On November 17 (with Councilmembers Weber and Morgan absent), the City Council - with the support of Mayor Carol Benson - voted to censure Councilmember Pat Pepper. Pepper attempted to vote "No" on the censure motion but was not allowed to do so because the matter involved her conduct. The censure motion provides:

"The City of Black Diamond hereby and publicly censures Councilmember Pat Pepper for violation of her duty to the Citizens of Black Diamond to obey all laws; for willful interference with government operations; and for violation of the oath of office. You are hereby warned to cease and desist disobeying local, and state law and to adhere to your oath of office."

Subsequently, at a December 1st City Council meeting, Oakpointe Communities CEO Brian Ross - whose firm has inked development agreements to construct two Master Planned Development Communities (MPDs) with more than 6,000 housing units - announced the filing of litigation against the City and served Councilmembers Weber, Morgan and Pepper with the lawsuit that he indicated included over 135 alleged violations of the Open Public Meetings Act by members of the Council majority, reportedly adding "the illegal behavior of Councilmembers Morgan, Pepper and Weber represents a dereliction of duty to the citizens of Black Diamond that elected them to their respective offices."

In turn, because the Open Meetings law required the City to be a named defendant, the City filed



claims in the litigation against Weber, Morgan and Pepper to require them to reimburse the City in the event the Oakpointe litigation is successful. The three councilmembers went to court to try to force the City to pay for the cost of their attorney fees to defend against Oakpointe's litigation.

But on March 8th King County Superior Court Judge Janet Helson ruled that before the City of Black Diamond would be required to pay for the cost of the councilmembers' legal defense the three councilmembers would have to secure a \$150,000 surety bond to protect the City in the event the councilmembers are required to pay-back those funds to the City at the conclusion of the case.

Attorney Jeff Taraday - who represents Morgan, Pepper and Weber - filed a motion on March 20th requesting reconsideration of Judge Helson's decision arguing that the three councilmembers have been unable to secure the bond. In addition, he claimed that they would likely be unable to afford the premium for a bond even if each of them was only required to secure a \$50,000 bond. However, the City's attorney pointed out to Judge Helson that publicly-available documents filed by the three councilmembers with the state's Public Disclosure Commission appear to indicate Weber, Morgan and Pepper have sufficient assets to be able to afford the bond required by the court. Judge Helson refused to back away from her earlier order.

Protecting Your Business

Elections in 2017

Laws govern the way in which you conduct your business and affect your bottom line. Laws are made by elected officials. This year elections will be conducted for city council positions, county council positions, Port of Seattle and some state legislative positions.

REALTORS® don't just sell homes. We sell neighborhoods and Quality of Life.

REALTORS® know that Quality of Life begins with a good job in a company that has a great future. Homes are where those jobs go at night. That's why it's so important to have elected officials who understand the key contribution that jobs and housing make to healthy, vibrant communities.

We need elected officials who share our REALTOR® values, and who appreciate the hard work you do as a real estate professional. So, members of the Association reviewed voting records of elected officials. And it's why your REALTOR® colleagues interviewed candidates running for office.

This year Seattle King County REALTORS® will act to protect and enhance your business by supporting candidates for local office who share our REALTOR® values.

Be sure to review your online edition of the REALTORS® Voting Guide, which will be available in July. The primary election is Tuesday, August 1st.

Enumclaw: Musical Chairs at The City Council

On March 27th, the Enumclaw City Council gained one new member but lost another. City Councilmember Mike Sando's email to Mayor Liz Reynolds announcing his resignation indicated he was not only resigning for work-related reasons,

but also that he had personal concerns about the direction the City Council is headed. Sando reportedly wrote, "It is troubling to participate in a process that ignores responsible discourse in the pursuit of narrow and individual interests."

Sando is a former teacher and coach at Enumclaw High School and has recently transferred to West Auburn High School, an “alternative” high school in the Auburn School District.

An existing vacancy in Position 1 - which resulted

from the resignation of Morgan Irwin when he was appointed to fill Phil Fortunato’s seat in the state House of Representatives - was filled by swearing-in Steve Cadematori after the City Council went through a two-month process that included five candidates.

REALTORS® Political Action Committee (RPAC)

NEW! An Easy, Quick Way to Protect Your Business - REALTOR® PAC ONLINE

Introducing a new secure, online REALTOR® PAC (RPAC) investment site making it easier than ever for busy REALTORS® to protect their business.

We can’t all go to Washington DC, the state Capital or even our City Halls while government leaders are making decisions that affect our industry; but while we are busy, REALTOR® PAC can fight for us and for our clients. Please make an investment of \$50, \$100 or \$500 to ensure that when government acts

there is no harm to real estate, no new taxes and no added, unnecessary complications to the real estate transaction.



Visit: <http://www.realtoractioncenter.com/rpac/?referrer=http://www.nwrealtor.com>

As of May this year SKCR has raised \$208,610 for the REALTOR® PAC. Please invest in REALTOR® PAC at www.warealtor.org/government/political-affairs/

Issues & Impacts is a quarterly publication produced by SKCR to inform members about current issues and successes within your Governmental Affairs Department. Our next publication will be released in October 2017. The 2017 VP of Governmental & Public Affairs is Michael Orbino michaelorbino@johnlscott.com, VP-elect of Governmental & Public Affairs is Georgia Wall georgiawall@johnlscott.com, staff director is David Crowell dcrowell@nwrealtor.com, and our local legislative housing advocates are Sam Pace sam@sampace.com and Randy Bannecker randy@bannecker.com. Please call David Crowell at (425) 974-1011 ext. 704 if there are any local legislative issues that need SKCR’s attention.